

FILE NO.: Z-8904

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NAME: Sanders Short-form PD-O

LOCATION: Located at 2616 Confederate Boulevard

DEVELOPER:

Leathel Sanders  
20 Ivy Drive  
Little Rock, AR 72209

ENGINEER:

Blaylock Threet Engineers, Inc.  
1510 South Broadway  
Little Rock, AR 72202

AREA: 0.48 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

CURRENT ZONING: I-2, Light Industrial

ALLOWED USES: Light industrial uses

PROPOSED ZONING: PD-O

PROPOSED USE: A house of worship

VARIANCE/WAIVERS: None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The request is to rezone the property located at 2616 Confederate Boulevard from I-2, Light Industrial to PD-O to allow the use of an existing building as a church. The church ministry includes activities serving children, youth, adults and senior adults. In addition to serving the current membership, the ministry also wishes to expand its outreach into the surrounding community. The church proposes to use the existing building with a sanctuary that will seat a maximum of 90 persons. Additional activities include meeting space for prayer, Sabbath worship, choir rehearsal, non-profit educational activities and other community involved activities, civic and service activities, daycare services, outreach services, food pantry, tent revivals and classroom space.

B. EXISTING CONDITIONS:

The property is located at the intersection of East Roosevelt Road and Confederate Boulevard. There are a number of non-residential uses in the area including an elementary school, grocery store, distribution facilities and a City of Little Rock day resources center. There are a number of homes located along Confederate Boulevard to the south of the site as well as to the east of the site on Welch and Barber Streets.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has not received any comment from area residents. All property owners located within 200-feet of the site along with the Community Outreach Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Confederate Boulevard is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way 45 feet from centerline will be required.
2. Obtain a franchise agreement from Public Works (Bennie Nicolo, 371-4818) for the private improvements including parking within the right-of-way.
3. The rear driveway crosses two (2) other lots prior to accessing a public street. An access easement must be provided across the rear of the lots.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer available to the project.

Entergy: Entergy has no objection. Customer should be aware that existing power lines are on the east and south of the property which will need to remain in place or work with Entergy to adjust – probably at a cost.

Center-Point Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.

3. Contact Central Arkansas Water if additional fire protection or metered water service is required.
4. Contact Central Arkansas Water regarding the size and location of the water meter.
5. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.
6. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water requires that upon installation of the RPZA, successful tests of the assembly must be completed by a certified Assembly Tester licensed by the State of Arkansas and approved by Central Arkansas Water. The test results must be sent to Central Arkansas Water's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.

Fire Department: Place fire hydrant(s) per code. Maintain access. Contact the Little Rock Fire Department for additional information.

County Planning: No comment.

CATA: Location served by #6 Granite Mountain Bus Route.

Parks and Recreation: No comment received.

F. ISSUES/TECHNICAL/DESIGN:

Planning Division: This request is located in the I-30 Planning District. The Land Use Plan shows Mixed Use (MX) for this property. This category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three. The applicant has applied for a rezoning from I-2 (Light Industrial District) to PD-O (Planned District Office) to add church, assembly uses to the permitted uses for this site. The site is in the Granite Mountain Design Overlay District.

Master Street Plan: Confederate Boulevard is shown as a Minor Arterial on the Master Street Plan. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Confederate Boulevard. This street may

require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: A Class II Bike Lanes are shown along Confederate Boulevard. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. Street trees shall be provided as per Design Overlay District – Granite Mountain Corridor Design Overlay District Zoning Ordinance Section 36-434.6. Landscape/streetscape.
3. All vehicular use areas which were not in compliance with the City's landscape ordinance may continue as non-conforming until such time a building permit is issued to rehabilitate a structure on the property exceeding (50) percent of current replacement cost of the structure. At such time (50) percent of the existing vehicular use area shall be brought into compliance and shall continue to full compliance on a graduated scale based on the percentage of rehabilitation cost.

G. SUBDIVISION COMMITTEE COMMENT: (December 5, 2013)

Mr. Leathel Sanders was present representing the request. Staff stated there were few outstanding technical issues associated with the request. Staff stated the property was located within the Granite Mountain Design Overlay District which had specific development criteria related to landscape/streetscape, signage, setbacks vehicular use areas and outdoor lighting. Staff stated ground signage was limited to 6-feet in height and 30-square feet in area. Staff stated street trees were required placed 30-feet on center and 2-feet off the back of curb.

Public Works comments were addressed. Staff stated Confederate Boulevard was classified on the Master Street Plan as a minor arterial which would require a dedication of right of way to 45-feet from centerline. Staff stated a franchise agreement was required for all private improvements located within the right of way.

Landscaping comments were addressed. Staff stated all vehicular use areas which were not in compliance with the City's Landscape Ordinance would require an upgrade if the renovation costs of the building exceeded 50-percent of the replacement cost of the structure.

Staff noted comments from the other reporting departments and agencies suggesting the applicant contact them individually for additional clarification. There was no further discussion of the item. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

The applicant submitted a revised cover letter addressing staff's concerns raised at the December 5, 2013, Subdivision Committee meeting. The applicant has indicated the proposed redevelopment will comply with the development standards of the Granite Mountain Design Overlay District. The applicant has also indicated right of way dedication to meet the Master Street Plan will be provided at the time of approval of the PD-O zoning.

The request is to rezone the property located at 2616 Confederate Boulevard from I-2, Light Industrial to PD-O to allow the use of the existing building as a church. The church ministry includes activities serving children, youth, adults and senior adults. The church proposes to use the existing building with a sanctuary that will seat a maximum of 90 persons. Additional activities include meeting space for prayer, Sabbath worship, choir rehearsal, non-profit educational activities and other community involved activities, civic and service activities, daycare services, outreach services, food pantry, tent revivals and classroom space.

The site will contain childcare service on a daily basis. The hours of operation are from 6:00 am to 5:30 pm Monday through Friday. The Childcare center is a separate entity from the House of Bethesda Ministry. The Childcare will be housed in the Church's facility and will not operate during the same hours as the Church.

The applicant is proposing a food pantry at the site to help members and non-members who are less fortunate and in need of food for themselves and/or family. The food pantry will operate every second Tuesday of the month from 6 pm to 8 pm.

The applicant is proposing an awning type sign to be placed over the front entrance area of the building. An additional sign will be placed on the side of the building to further identify the church. The signage will comply with the typical standards of the zoning ordinance or not exceed 50 percent of the surface area of the awning. The applicant has indicated a ground sign will not be used at this time but request the ability to add a ground sign in the future. The sign will comply with the maximum height and area allowed per the DOD (6-feet height and 30 square feet in area).

The site presently has 22 parking spaces available for members and clients to park. The applicant has additional area which can be used as parking as the need for additional parking grows. As the new parking areas are constructed they will be constructed to comply with the City's Zoning and Landscape Ordinances. A six foot privacy fence will be installed around the sites perimeters. The fencing will be put in place in phases with the western fence being constructed in the first phase.

Improvements to the site include striping of the parking lot, painting the exterior and interior of the building, secure the garage door in the rear of the building to not allow for future opening, secure the AC units, place asphalt on the south side of the building to provide additional parking and create a playground for the childcare center.

Staff is supportive of the request to allow the site to be rezoned and used by the applicant as a church, childcare center and food pantry. The zoning in the area is primarily I-2, Light Industrial and is indicated on the City's Future Land Use Plan as Light Industrial. Staff does not feel the rezoning to PD-O to allow the church to use this existing non-residential building will adversely impact the area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

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PLANNING COMMISSION ACTION:

(JANUARY 9, 2014)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request as filed subject to compliance with the conditions outlined in paragraphs D, E and F of this report.

There was no further discussion of the item. The Chair entertained a motion for approval of the item as presented by staff. The motion carried by a vote of 6 ayes, 0 noes, 4 absent and 1 open position.